

# This Indenture

made the 3<sup>rd</sup>

day of

Dec.

in the year of our Lord one thousand nine

hundred and

sixty-nine

Between VALLEY FORGE INDUSTRIAL  
PARK, INC., a Pennsylvania corporation,

(hereinafter called the Grantor), of the one part, and

ALLEN-BRADLEY COMPANY, a Wisconsin corporation,

(hereinafter called the Grantee), of the other part;

Witnesseth, That the said Grantor for and in consideration of the sum of  
FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$550,000.00) lawful  
money of the United States of America, unto it well and truly paid by the said  
Grantee at and before the sealing and delivery of these presents, the receipt whereof is  
hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released and  
confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release and  
confirm unto the said Grantee, its Successors and Assigns,

ALL THAT CERTAIN piece or parcel of ground with the buildings and  
improvements thereon erected Situate in Lower Providence Township,  
Montgomery County, Pennsylvania and described according to a certain  
plan thereof known as Map made for Valley Forge Industrial Park, Inc.  
by Yerkes Engineering Co., dated August 17, 1959 and last revised  
May 21, 1969 as follows to wit:-

BEGINNING at a point, said point being the intersection of the title  
lines of Adams Avenue (60' wide) and VanBuren Avenue (60' wide);  
thence South 42° 00' West along the title line of Adams Avenue a  
distance of 544.29' to a point; thence North 45° 10' West crossing  
the bed of a Certain Right of Way for the Trans-Continental Gas  
Pipeline Co. (75' wide at this point) a distance of 685.42' to a  
point in the title line of Rittenhouse Road; thence along the title  
line of Rittenhouse Road North 43° 19' 30" East a distance of 100'  
to a point; thence continuing along the title line of Rittenhouse  
Road North 43° 02' East a distance of 446.34' to a point in the  
title line of VanBuren Avenue; thence along the title line of Van  
Buren Avenue South 48° 00' East a distance of 675.04' to the point  
and place of beginning and containing approximately 8.6125 acres.

BEING part of the same premises which George W. Rittenhouse and Ruth  
B., his wife, by Deed dated April 3, 1958, and recorded in Montgomery  
County, in Deed Book 2867, page 197, conveyed unto Valley Forge In-  
dustrial Park, Inc., a Pennsylvania corporation, in fee.

ALSO being part of the same premises which Edgar C.D. Kirsopp and  
Mary P., his wife, by Deed dated April 14, 1965, and recorded in  
Montgomery County, in Deed Book 2869, page 593, conveyed unto Valley  
Forge Industrial Park, Inc., a Pennsylvania corporation, in fee.

AND Being the same premises which John Stanley, Jr., widower, by  
Deed dated April 5, 1968, and recorded in Montgomery County, in Deed  
Book 3506, page 448, conveyed unto Valley Forge Industrial Park, Inc.,  
a Pennsylvania corporation, in fee.

UNDER AND SUBJECT to rights granted to Philadelphia Electric Company recorded in Montgomery County, Pennsylvania, in Deed Book 3283, page 444, and Deed Book 3499, page 664.

UNDER AND SUBJECT ALSO to Grant of Easement and Right of Way to The Lower Providence Township Sewer Authority, recorded in Montgomery County, Pennsylvania, in Deed Book 3501, page 330.

UNDER AND SUBJECT ALSO to restrictions recorded in Montgomery County, Pennsylvania, in Deed Book 3007, page 410 as modified by Agreements recorded in Deed Book 3177, page 593 and Deed Book 3280, page 36.

UNDER AND SUBJECT ALSO to rights granted to Trans-Continental Gas Pipeline Corporation, recorded in Montgomery County, Pennsylvania, in Deed Book 2261, page 216; Deed Book 3326, page 529; Deed Book 2076, page 430 and Deed Book 3326, page 524.

Twp. of Lower Providence, Pa.

Jan 13 - 70 Received

\$500.00 Tax

Paul A. Koons

Together with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor, in law, equity, or otherwise howsoever, of, in, and to the same and every part thereof.

To have and to hold the said lot or piece of ground above described with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, to and for the only proper use and behoof of the said Grantee, its Successors and Assigns forever.

UNDER AND SUBJECT as aforesaid.

K.L. 220 055  
A.C. 100 1 50

1000 Dollars 1000 Dollars 1000 Dollars 1000 Dollars 1000 Dollars 500 Dollars

And the said Grantor, for itself and its Successors

do es by these presents covenant, grant and agree to and with the said Grantee, its Successors and Assigns, that it, the said Grantor and its

Successors all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its Successors and Assigns, against it the said Grantor, and its

Successors, and against all and every other Person and Persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, Shall and Will, Subject as aforesaid

WARRANT and forever DEFEND.

In Witness Whereof, the said Grantor has caused this Indenture to be signed in its name and behalf and has caused its corporate seal to be hereunto affixed and attested the day and year first above written.  
Sealed and Delivered

IN THE PRESENCE OF US:

VALLEY FORGE INDUSTRIAL PARK, INC.

By George E. Opel President

ATTEST:

Edward A. Minger Asst. Secretary



The state stamp affixed represents tax on full value including liens and encumbrances.

BOOK 3583 pg 954 R000003

WITNESS AT SIGNING:

ON THE

31<sup>st</sup> day of

Dec

Anno Domini 1969, before me, the

subscriber, a Notary Public of the Commonwealth of Pennsylvania

personally appeared

~~George E. O'Neil~~ Edward J. Mungers &

who being duly sworn according to law, says that he was personally present at the execution of the within Indenture and saw the common or corporate seal of the said Corporation duly affixed thereto; that the seal so affixed is the common or corporate seal of the said Corporation; that the said Indenture was duly sealed and delivered by ~~George E. O'Neil~~ of the said Corporation as and for the act and deed of the said Corporation of the laws and purposes therein mentioned.

and that the names of this

~~document~~ as ~~Witness~~ of the said Corporation, subscribed to the within Indenture in

attestation of its due execution and delivery, are in their and each of their respective handwritings.

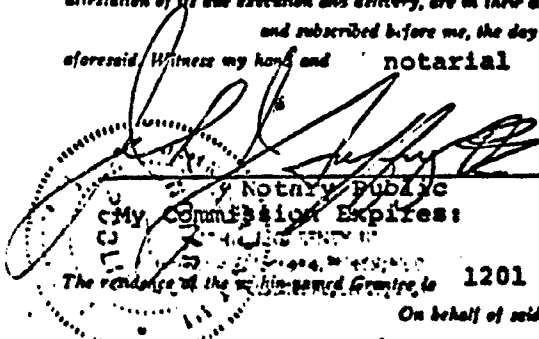
and subscribed before me, the day and year

aforesaid. Witness my hand and

notarial

seal.

Edward J. Mungers &



The residence of the within-named Grantee is 1201 South Second Street, Milwaukee, Wisconsin 53204

On behalf of said Grantee

Gardner Adams

Commonwealth Land Title Insurance Company  
No. C-370-946-M

204  
150  
659  
DEED

VALLEY FORGE INDUSTRIAL PARK, INC.  
a Pennsylvania corporation.

-To-

ALLEN-BRADLEY COMPANY, a Wisconsin corporation.

01.11.70 11 21 11

No. 111  
Yes & Lohman Co., 11 N. 12th St., Philadelphia

PREMISES: Corner Adams Avenue  
and VanBuren Avenue  
Lower Providence Township  
Montgomery County,  
Pennsylvania

Recorded in the Office for Recording of Deeds, in and for Montgomery County  
in Deed Book No. 3583 page 952 &c.

Witness my hand and seal of Office this 13th. day of  
January, Anno Domini 19 70

Paul E. Linderich

RECORDED